

WARRANTY DEED  
~~Corporate Grantor~~

map 41 lot 7

**Know all Men by these Presents,**TRANSFER  
TAX  
PAID

010438

**That** we, STEPHEN H. ECCHER, M.D., EARLE M. DAVIS, M.D., VAUGHN R. STURTEVANT, M.D., and JOHN W. TOWNE, M.D., Trustees of DOCTORS OFFICE BUILDING REALTY TRUST, under Declaration of Trust dated December 23, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3081, Page 1.  
in consideration of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by MEDICAL PROPERTIES  
Partnership  
a ~~Corporation~~ organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec and State of Maine

and whose mailing address is c/o Michael J. Griffin, M.D.  
33 Morrill Avenue  
Waterville, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said ~~XXXXXXXXXXXXXXXXXXXX~~ MEDICAL PROPERTIES, a partnership,

its successors and assigns forever,

A CERTAIN LOT or parcel of land situate on the north side of Kennedy Memorial Drive in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows:

BEGINNING at an iron pin situate on the north side of Kennedy Memorial Drive, which pin marks the southeasterly corner of the premises herein conveyed and the southwesterly corner of the premises formerly owned by Theodore R. Crocker; thence westerly along the north side of Kennedy Memorial Drive a distance of 101.9 feet; thence northerly a distance of 15 feet; thence westerly along the north side of said Kennedy Memorial Drive a distance of 74 feet to an iron pin and marking the southwesterly corner of the premises herein conveyed and the southeasterly corner of premises owned now or formerly of Leland G. Pooler; thence N 30° 0' E a distance of 700 feet to a cedar stake; thence S 60° 0' E a distance of 480 feet to a cedar stake; thence S 56° 26' W along a fence and a stone wall a distance of 650 feet, more or less, along the said Crocker northwesterly line to an iron pin; thence S 30° 56' W a distance of 122 feet to the point of beginning.

EXCEPTING AND RESERVING from the above described premises that portion of said premises as conveyed by DOCTORS OFFICE BUILDING, INC., to KMD ASSOCIATES by Warranty Deed dated October 19, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2516, Page 304.

Subject, however, to a covenant running with the land that use of the premises is restricted to a medical office building. The grantor reserves the right to approve the design of any construction on the premises, which construction shall be architecturally compatible with the medical office buildings located on the adjacent premises. Such approval shall not be unreasonably withheld. These covenants shall be enforceable by the grantor or by the DOB Condominium Association by any proceeding at law or in equity.

For Grantor's source of title, reference is made to Warranty Deed recorded in the Kennebec County Registry of Deeds in Book 3081, Page 5.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **MEDICAL PROPERTIES,**

its successors and assigns, to its and their use and behoof forever.

**And** we do **covenant** with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we the said **STEPHEN H. ECCHER, M.D., EARLE M. DAVIS, M.D., VAUGHN R. STURTEVANT, M.D., and JOHN W. TOWNE, M.D.,** as Trustees of **DOCTORS OFFICE BUILDING REALTY TRUST,**

xxx

~~husband/wife of the said~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this 27th day of the month of ~~XXXXXXXXXX~~ May, A.D. 19 88.

**Signed, Sealed and Delivered**  
in presence of

DOCTORS OFFICE BUILDING REALTY TRUST

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By: *Stephen H. Eccher*  
Stephen H. Eccher, M.D., Trustee  
*Earle M. Davis*  
Earle M. Davis, M.D., Trustee  
*Vaughn R. Sturtevant*  
Vaughn R. Sturtevant, M.D., Trustee  
*John W. Towne*  
John W. Towne, M.D., Trustee

State of Maine, County of Kennebec ss.

May 27, 1988

Then personally appeared the above named  
DOCTORS OFFICE BUILDING REALTY TRUST

STEPHEN H. ECCHER, M.D., Trustee of said

and acknowledged the foregoing instrument to be his free act and deed, in said capacity and the free act and deed of said Trust

Before me,

*William P. Dubord*  
Attorney at Law Notary Public  
*William P. Dubord*  
Printed Name

RECEIVED KENNEBEC SS.

1988 JUN -3 AM 9:00

ATTEST *Thomas R. Davis*  
REGISTER OF DEEDS

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
My Commission Expires 6/26/94

SEAL